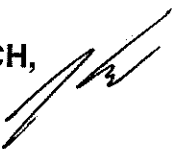


Staff Report City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF OCTOBER 5, 2011

TO: PLANNING COMMISSION

FROM: KONRAD BOLOWICH, 
DIRECTOR

SUBJECT: GENERAL PLAN AMENDMENT (GPA) NO. 11-07, ZONE CHANGE (ZC) NO. 11-08, TENTATIVE PARCEL MAP (TPM) NO. 11-92 AND PRECISE PLAN OF DESIGN (PPD) NO. 11-09

SUMMARY

A proposed expansion of an existing 83-bed skilled nursing facility. The project would include the construction of a new 46 unit (53-bed) assisted living residence which includes a secured memory care unit for up to 28 residents. The proposed GPA would change the existing land use designation from High Density Residential to Healthcare, and the proposed zone change would change the existing zoning from Multiple-Family (R-3) to Institutional. The Parcel Map would merge the existing project site with the adjacent parcel to the west to create one parcel totaling three acres. The project site is located at 25383 Cole Street in a Multiple-Family Residence (R-3) Zone (see Attachment 1A, Site Location Map).

RECOMMENDATION

The recommendation is that the Planning Commission takes the following actions:

1. Adopt the Mitigated Negative Declaration (Attachment 1B); and,
2. Approve General Plan Amendment No.11-07, Zone Change No. 11-08 and Tentative Parcel Map (TPM) No. 11-92 based on the Findings, and
3. Approve Precise Plan of Design No. 11-09, based on the findings and subject to the attached Conditions of Approval (Attachment 1C).

BACKGROUND

On September 7, 2011, the Planning Commission reviewed the revised project plans that were re-submitted to address the concerns (parking location, lighting, architecture, and sun control) of the Commission from the previous meeting ((August 3, 2011). The general consensus was that the revised plans have improved the project design. However, there were still concerns over the lack of parking near the main entrance of the building. Based on the preceding, the project was continued to the October 5, 2011 meeting.

A detailed chronology of the project review process and landmark dates are available for review in Attachment 1, Planning Commission Staff Report (August 3, 2011).

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

The project is subject to the California Environmental Quality Act (CEQA) and an Initial Study was prepared to address the potential environmental impacts of the project. The Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration of Environmental Impact for the project was posted and noticed for the CEQA mandatory, 20-day public review period, which began on July 14, 2011 and ended on August 3, 2011. No public comments on the environmental document were submitted to the City during the public review period. A copy of the NOI/Initial Study is available in Attachment 1B.

ANALYSIS

Parking

As indicated, the Planning Commission was concerned that no parking was available near the main entrance. In response, the applicant redesigned the drive aisle to accommodate two additional parking spaces (stacked) adjacent to the main entrance of the facility (see Attachment 2). This was accomplished with the reduction of the building separation on the west side and the reduction of the turf area on the east side of the structure. The building separation was reduced from 20 feet to 16.5 feet. The turf area between the drive aisle and east property line was reduced by six inches.

A detailed staff analysis of the project is available in the August 3, 2011 Planning Commission Staff Report (Attachment 1).

CONCLUSION

Staff recommends approval of the project because it will be in compliance with the General Plan and the LLMC Code requirements. The applicant has worked closely with staff and has made every effort possible to address the concerns of the Planning Commission. The assisted living use is compatible with the existing and future uses in the surrounding area. The Draft NOI/Initial Study was prepared pursuant to CEQA and the CEQA Guidelines and mitigation measures have been incorporated into the project as Conditions of Approval.

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Staff Report prepared by:

Allan Penaflorida,
Assistant Planner

ATTACHMENTS

1. Planning Commission Staff Report (August 3, 2011)
 - A. Vicinity Map
 - B. Mitigated Negative Declaration (NOI/Initial Study)
 - C. Conditions of Approval
 - D. Project Plans
2. Revised Site Plan

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